113.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,400 / 694,400
					USE VALUE:	694,400 / 694,400
					ASSESSED:	694,400 / 694,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC MUNN ROBERT /MARY
Owner 2:	TRS/MARY MAC MUNN TRUST
Owner 3:	
Street 1:	142 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC MUNN ROBERT L -
Owner 2:	MAC MUNN MARY V -
Street 1:	142 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,387 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1266 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5387.000	286,700	600	407,100	694,400
Total Card	0.124	286,700	600	407,100	694,400
Total Parcel	0.124	286,700	600	407,100	694,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.50 | /Parcel: 548.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71861

GIS Ref

GIS Ref

Insp Date 10/10/18

!8741!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,800	600	5,387.	407,100	694,500	694,500	Year End Roll	12/18/2019
2019	101	FV	235,200	600	5,387.	401,300	637,100	637,100	Year End Roll	1/3/2019
2018	101	FV	235,200	600	5,387.	308,300	544,100	544,100	Year End Roll	12/20/2017
2017	101	FV	235,200	600	5,387.	290,800	526,600	526,600	Year End Roll	1/3/2017
2016	101	FV	235,200	600	5,387.	267,500	503,300	503,300	Year End	1/4/2016
2015	101	FV	222,900	700	5,387.	250,100	473,700	473,700	Year End Roll	12/11/2014
2014	101	FV	222,900	700	5,387.	230,300	453,900	453,900	Year End Roll	12/16/2013
2013	101	FV	222,900	700	5,387.	230,300	453,900	453,900		12/13/2012

PRINT

Date	Time
12/10/20	23:17:05

LAST REV

Date	Time
02/05/19	12:22:05

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8741

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC MUNN ROBERT	46235-273		10/8/2005	Family	1	No	No		
	11455-288		1/12/1968			No	No		N

USER DEFINED

Prior Id # 1:	71861
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2001	75	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Inspected	BS	Barbara S
8/9/2013	MEAS&NOTICE	CC	Chris C
4/30/2009	Inspected	189	PATRIOT
3/9/2009	Measured	372	PATRIOT
2/7/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5387		Sq. Ft.	Site		0	70.	1.08	6									407,129						407,100	

Total AC/HA: 0.12367 | Total SF/SM: 5387 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,129 | Spl Credit | Total: 407,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352195
Depreciation:	65508
Depreciated Total:	286687

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

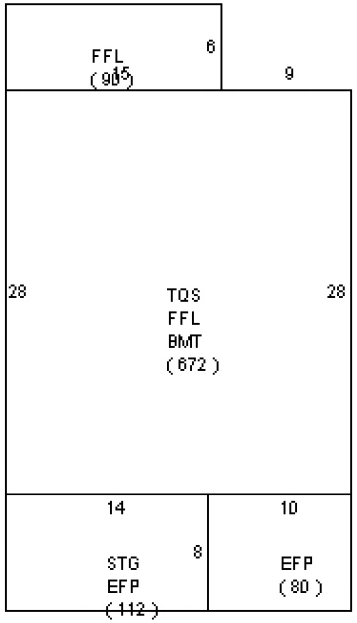
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	127.88
Final Total:	286700	Val/Su SzAd	226.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	762	173.730	132,380
BMT	Basement	672	52.120	35,023
TQS	3/4 Story	504	173.730	87,559
EFP	Enclos Porch	192	40.990	7,869
STG	Storage	112	7.710	863

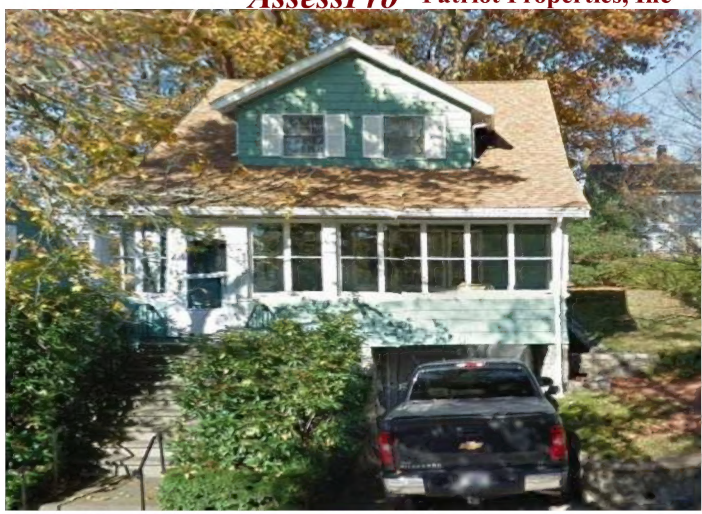
Net Sketched Area:	2,242			Total:	263,694
Size Ad	1266	Gross Are	2410	FinArea	1266

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X18	A	AV	1980	3.85	T	31.2	101			600			600
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600